

**TOWN OF WEYMOUTH
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
MINUTES – December 18, 2014**

A site plan review was held in the Kelly Room at Town Hall, 75 Middle Street by the Director of Planning and Community Development for the Town of Weymouth.

Staff Present: James Clarke, Planning Director, Weymouth
Abigail McCabe, Principal Planner, Weymouth
Anne Paradis, Recording Secretary, Weymouth

Anthony Nota for property at 138 Bridge Street Street, also shown on the Weymouth Town Atlas Sheet 6, Block 62, Lot 13, to construct a ~5,768 square foot commercial building and 29 associated off-street parking spaces located in a B-2 (General Business) zoning district.

Mr. Clarke opened the Site Plan Review meeting at 2:30 P. M. and read the meeting notice. Present were Anthony Nota, property owner and Joseph Danubio, site engineer.

Also present was Rebecca Haugh, District 1 Counselor, and Sandra Peters, a resident of 57 Weybosset Street, Weymouth.

Mr. Clarke asked the applicant to introduce himself and to give a brief explanation of what is proposed.

Mr. Nota explained that they were rebuilding on the site after a fire and were planning a new slab with five storefronts, new parking lot, new underground utilities, and all new water and sewer service, and excavation and revetment work along the rear bank. Mr. Nota stated that the Conservation Commission had issued an Order of Conditions, and any department comments submitted from Conservation are addressed in the Orders.

Ms. McCabe reviewed the comments from the Department of Public Works as stated in the memorandum dated December 12, 2014, from the Town Engineer and all were discussed with the applicant. Mr. Nota stated that the DPW comments are being addressed.

Ms. McCabe reviewed comments from the Traffic Engineer as stated in the memorandum dated December 16, 2014. Mr. Nota agreed to submit a revised plan relocating the front parking spot referenced in the memo and to show the loading space not shown on the current plan. Mr. Nota also stated that all parking spaces will have curb stops, and that the snow storage will be located where the Conservation Commission wants it stored

Mr. Clarke stated that as part of the Fore River Bridge project, Bridge Street to Evans Street will be reconstructed, and there are plans to ask the State to add curbing, and that the curb openings in front of the property may be shortened. Mr. Clarke also recommended that additional landscaping be added on Bridge Street.

Councilor Haugh asked what kind of businesses would be located in the new building.

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Mr. Nota stated that there would be 5 storefronts, each ~1050 SF. He stated that the marble business would not be returning, that he had received inquiries from Subway, and an inquiry from a nail salon. Ms Haugh asked if "Amazing" would be returning, with Mr. Nota replying yes, and it would be the size of 2 of the storefronts. Mr. Nota stated that the building was single story and there would be no apartment.

Mr. Clarke pointed out that the new building would be one story with 5 storefronts.

A five minute recess was called while Mr. Nota retrieved the building plans. The meeting reconvened.

Mr. Nota showed the rendering with Mr. Clarke indicating that the roof was not flat, and would overhang the walkway, the apex over the bays, and columns on the front.

Councilor Haugh stated that she was very impressed with the building.

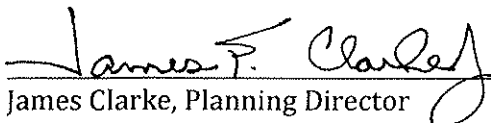
Ms. Peters asked if there would be parking for bicycles with Mr. Nota replying yes, he would provide parking for bicycles.

Mr. Clarke approved the Site Plan Review application for 136-138 Bridge Street with the following conditions:

- All taxes and utility bills paid
- New sewer pipe installed, the old capped
- 6' high fence around the dumpster
- Revised plan submitted showing the following:
 1. Remove and relocate parking space next to the sidewalk; two parking spaces designated for employees only for access to loading area and dumpster; show 29 parking spaces
 2. Curb stops in front of the building
 3. Loading space identified
- Submit a detailed landscape plan showing the 5' buffer along Bridge Street, and the location of 3 flowering trees mixed with low lying shrubbery
- Provide a bicycle rack in front of the building

The building façade is approved as shown on the plan set dated 7/7/2014 by AGA Designs, Georgetown, MA.

Mr. Clarke adjourned the meeting at 3:05 P. M.


James Clarke, Planning Director

12/23/14
Date